SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Westgate Road

NEWCASTLE UPON TYNE, NE4 6AJ

ASKING PRICE

£250,000

4 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Westgate Road

ASKING PRICE £250,000 · LEASEHOLD

Signature North East welcomes you to this four-bedroom investment property, sold with tenants in situ and ideally located on Westgate Road, close to Newcastle City Centre. The property benefits from a highly convenient position with a wide range of city centre amenities on hand, while Summerhill Park is nearby, offering rare and welcome green space close to the heart of the city. Both St James Metro Station and Newcastle Central Station are within close proximity, providing excellent transport links.

From the entrance hallway, stairs lead up to the first floor, where you are welcomed into a spacious living room featuring large windows that flood the space with natural light. The kitchen offers practical wall and base units with ample countertop space, making it well suited to shared living. Completing this level is bedroom one, a well-sized double room.

Continuing to the second floor, the property offers three further well-proportioned double bedrooms. A shower room fitted with a walk-in shower and wash basin, along with a separate WC, completes the internal layout, enhancing practicality for occupants.

Externally, the property enjoys excellent access to Newcastle City Centre, with a wealth of amenities right on the doorstep. Parking is available on-street nearby, adding further convenience to this centrally located investment opportunity.

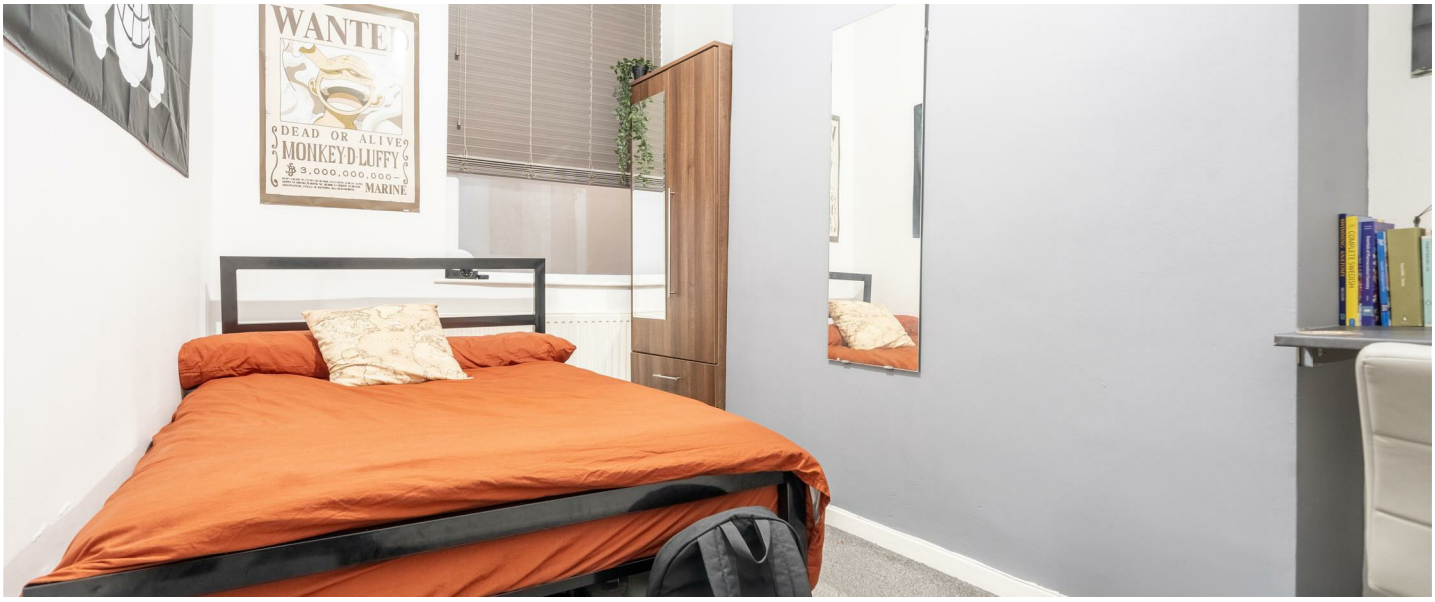




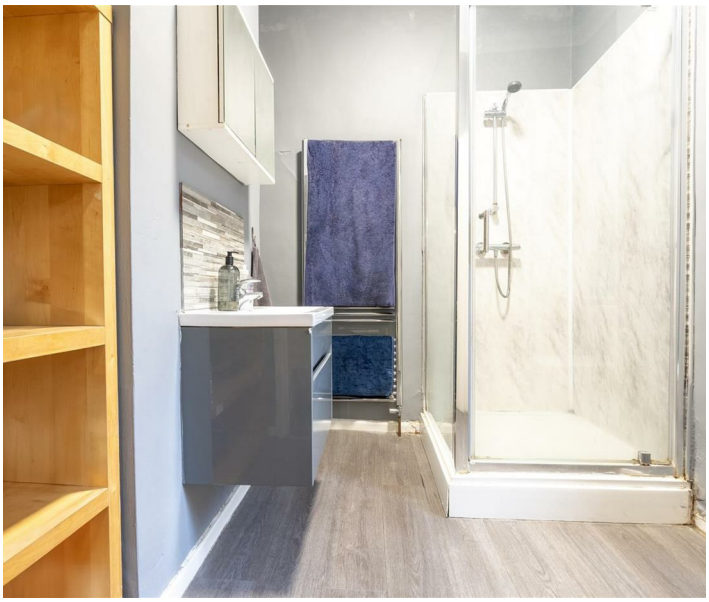
KEY FEATURES

- Four-bedroom investment property sold with tenants in situ
- Prime Westgate Road location close to Newcastle City Centre
- Excellent transport links via St James Metro Station and Newcastle Central Station
- Spacious living room with large windows and natural light
- Four well-proportioned double bedrooms arranged over multiple floors
- On-street parking available nearby with city centre amenities on the doorstep

- Council Tax Band A
- EPC Rating D


WANTED
DEAD OR ALIVE
MONKEY·D·LUFFY
3,000,000,000
MARINE



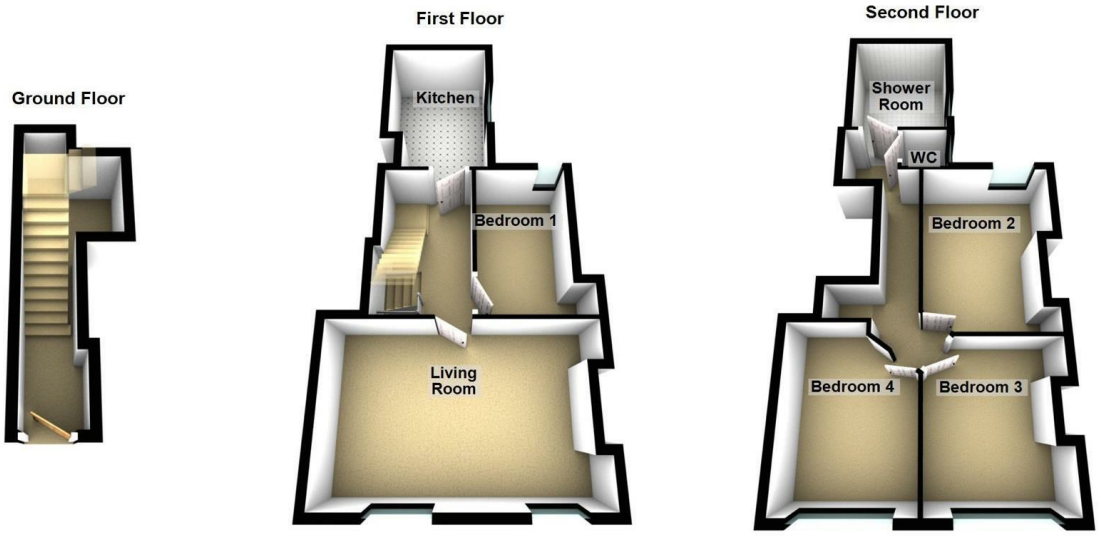


ACCOMMODATION

Room Dimensions

Living Room	3.65 x 2.00 (11'11" x 6'6")	Bedroom Three	3.38 x 2.00 (11'1" x 6'6")
Bedroom One	3.53 x 2.08 (11'6" x 6'9")	Bedroom Four	3.68 x 2.77 (12'0" x 9'1")
Kitchen	2.42 x 3.57 (7'11" x 11'8")	WC	1.13 x 1.09 (3'8" x 3'6")
Bedroom Two	3.94 x 2.57 (12'11" x 8'5")	Shower Room	2.15 x 2.58 (7'0" x 8'5")

FLOOR PLAN



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)

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